City of Princeton

Princeton Municipal Center
2000 E. Princeton Dr.
Princeton, Texas 75407

Meeting Agenda

Zoning Board of Adjustments
Regular Meeting

Tuesday, November 10, 2026 | **6:30 PM** | **Council Chambers**

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

C. PUBLIC APPEARANCE

Speakers are allowed 5 minutes to speak. The Zoning Board of Adjustment is unable to respond or to discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to a speaker's inquiry or to recite existing policy in response to any inquiry.

D. CONSENT AGENDA

All consent agenda items listed are considered to be routine by the Zoning Board of Adjustment and will be enacted by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

E. PUBLIC HEARINGS

E.1 2026-001 Conduct a public hearing and consider and act upon a request for a variance from Section 82-13 of the City of Princeton Code of Ordinances of, to decrease the minimum lot width from 70 feet to 60 feet and decrease the minimum lot area requirements of 8,000 square feet to 7,352 square feet in the TF – Two-Family Residential District for properties located at 821 E College Ave, Princeton, TX 75407 and 823 E College Ave, Princeton, TX 75407 and authorize any necessary action.

ZBA Memo - 821 & 823 College Ave - 11.10.2026.pdf
Exhibit A - Variance Request Letter.pdf
Exhibit B - Survey.pdf
Exhibit C - Variance Application.pdf

E.2 2026-002 Conduct a public hearing and consider and act upon a request for a variance from Section 82-21 of the City of Princeton Code of Ordinances of, to decrease the minimum front yard setback from 25 feet to 5.5 feet for the C- 1 Commercial District for property located at 801 W Princeton Drive, Princeton, TX 75407 and

authorize any necessary action.

ZBA Memo - 801 W. Princeton Dr - 11.10.2026.pdf
Exhibit A - Variance Request Letter.pdf
Exhibit B - Plat.pdf
Exhibit C - Variance Site Plan.pdf
Exhibit D - Landscape Plan.pdf
Exhibit E - Variance Application.pdf

F. ADJOURNMENT

Certification

I certify that the above notice of this meeting was posted at least three business days prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at Princeton Municipal Center.

Posted by: AP McDowell
Parker McDowel, Planning Manager

Date posted: 11/04 /2026

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests the individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Amber Anderson, City Secretary, or other designated official at 972-734-2416.The Zoning Board of Adjustments reserves the right to consult in executive session with its attorney and to receive legal advice regarding any item listed on this agenda pursuant to Section 551.071(2).